



HARFORD COUNTY, MARYLAND

Office of the County Auditor

FISCAL IMPACT NOTE

Bill Number:

21-001, As Amended

Solar Energy

Sponsor:

Council President Vincenti
at the request of the
County Executive

Amendments Introduced
by:

Council Member Wagner,
President Vincenti and
Council Members Johnson,
Woods, Giangiordano,
Shrodes and Beulah

Estimated Fiscal Impact:

Undetermined

Additional Information:

Version: 02

based on bill with
amendments proposed on
03/02/2021

Prepared by Chrystal
Brooks, County Auditor.

Inquiries may be directed
to (410)638-3161.

Summary of Legislation

AN ACT to add new definitions "Community Solar Energy Generating System (CSEGS)" and "Viewshed" to Section 267-4, Definitions, of Article I, General Provisions; to add new Subsection (4), Community Solar Energy Generating System (CSEGS), to Section 267-88(I), Transportation, Communication and Utilities (TCU) of Section 267-88, Specific Standards, of Article IX, Special Exceptions; and to repeal and reenact, with amendments, the Permitted Uses Chart (Transportation, Communication and Utilities), all of Part 1, Standards, of Chapter 267, Zoning, of the Harford County Code, as amended; to provide for the definitions for Community Solar Energy Generating System (CSEGS) and "Viewshed"; to allow CSEGS as a special exception requiring the approval of the Zoning Board of Appeals; to allow CSEGS in certain zoning districts and to set forth the requirements and standards with which CSEGS must comply; to set forth decommissioning provisions and financial assurances related to CSEGS; and generally related to zoning.

The bill will take effect 60 days after it is adopted.

Fiscal Analysis

Bill 21-001 amends the Zoning Code to add a definition for a Community Solar Energy Generating System (CSEGS). Amendments to the bill add a definition for Viewshed. The bill and its amendments specify which zones they are allowed in, the criteria for each zone, bonding and decommissioning guidelines and certain development standards (e.g., height, fencing, buffers, setbacks, signage, proximity to property lines and dwellings).

These zoning changes may impact individual property owners. In accordance with §31-6 of the County Code, a Council Member may request a fiscal impact note for zoning matters from the Director of Planning and Zoning. Accordingly, we have not determined the fiscal impact of this legislation. A fiscal note request should allow the Department at least four weeks to prepare the note.